

Wheaton WVRS Site CBD Redevelopment Project

Location:

11435 Grandview Avenue @ Blueridge Avenue
Wheaton, Maryland

Client: Karr Realty Investors, LLC, c/o Greenhill
Capital Corporation

Description:

- Re-Development Opportunity or Design/Build to Suit
- Zone: CBD-2
- Land: 12,278 SF
- Gross Tract: 21,000 GSF
- Max F.A.R.: 42,000 GSF
- Existing Improvements
 - Two Stories
 - First Floor: 8,218 SF with 3 Truck Bays
 - Second Floor: 1,368 SF Offices
 - 10 Parking Spaces
 - Diesel Generator
 - Fully Suppressed

Construction Cost: \$6.0 million

Completion Date: November 2006

